IN THE UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK WHITE PLAINS DIVISION

IN RE:	
STEVEN CAPPIELLO, REGINA CAPPIELLO Joint DebtorsX	Chapter 7 Case No. 09-23584 (rdd)
STEVEN CAPPIELLO, REGINA CAPPIELLO Plaintiffs	Adversary Proc. No.:
v. BAC Home Loan Servicing LP	COMPLAINT
Defendant	

NOW HWERE COMES Plaintiffs Steven Cappiello and Regina Cappiello, the Joint Debtors in the above captioned case (the "Plaintiffs" or "Debtors") by and through their undersigned counsel, as and for their complaint against the Defendant BAC Home Loan Servicing LP (the "Defendant" or "BAC") and respectfully state as follows:

JURISDICTION

1. The Debtors, Steven Cappiello and Regina Cappiello, a married couple, filed a petition for relief under Chapter 13 of Title 11 of the United States Code (the "Bankruptcy Code") on August 25, 2009. Thereafter the Debtors by way of motion converted theirs to a case under Chapter 7 of the Title 11 of the United States Code. This Court has jurisdiction of this adversary proceeding pursuant to 28 U.S.C. §157 and §1334. This district is the appropriate venue as per 28 U.S.C. §1409. The statutory predicate for this proceeding is 11 U.S.C. §506(a) and 506(d) of the Bankruptcy Code and F.R.B.P. 3012.

6009 and 7001 et seq. This action is a core proceeding pursuant to 28 U.S.C. §157 (b)(2)(A)and (K).

PARTIES

- 2. The Plaintiffs own the property known as 3 East Gate Road, Montabello, NY 10901, (the "Property") a single family home where they reside with their minor child and Plaintiff Steven Cappiello's elderly father.
- Defendant is, based upon information and belief, the servicer of a second mortgage on the Property and can be served at the following address: 400 National Way, Simi Valley, CA 93065 and/or at 7105 Corporate Drive, Plano TX, 75024-000.

BACKGROUND

- 4. The Second Mortgage lien comes by way of a Note executed by Plaintiff Regina Cappiello and a Mortgage executed by both Steven Cappiello and Regina Cappiello. Said Note and Mortgage are in favor of lender, "First Franklin a Division of National City Bank of IN" and dated April 14, 2005 (hereinafter collectively the "Second Mortgage") recorded on the land records of Rockland County on or about May 17, 2005.
- 5. During the Plaintiffs' Chapter 13 case, on or about September 15, 2009, a proof of claim was filed by creditor, "Home Loan Services, Inc. as servicer for Deutsche Bank National Trust Company as Trustee for FFMLT 2007-FFB-SS Mortgage Pass Through Certificates, Series 2007-FFB-SS" (see ECF Claim Number 3-1) claiming a secured claim of \$153,369.52. (hereinafter "POC 3-1")
- 6. On or about October 1, 2010, POC 3-1 was transferred by agreement from Home Loan Services, Inc. as transferor to BAC Home Loan Servicing LP as transferee as per a

- "Transfer of Claim for Security" filed as Document Number 38 on the Court's ECF System.
- 7. In a statement dated June 1, 2011, Defendant provided Plaintiffs with a "Payoff Demand Statement" valid through June 14, 2011 indicating the "Total Amount Required to Release Lien" to be \$164,082.92. A copy is attached hereto as Exhibit "A".
- 8. Based upon information and belief, the Defendant also purports to be the servicer of the First Mortgage Lien on the Property and filed a Proof of Claim on or about September 20, 2010 claiming a first mortgage lien of \$651,655.68 (see ECF Proof of Claim No. 22-1).
- 9. In a statement dated June 1, 2011, relating to the First Mortgage, Defendant provided Plaintiffs with a "Payoff Demand Statement" valid through June 14, 2011 indicating the "Total Amount Required to Release Lien" to be \$682,293.05. A copy is attached hereto as Exhibit "B".
- 10. In accordance with a paid appraisal the fair market value of the Property as of the date the Chapter 13 case was filed was \$490,000.00. A copy of the 2009 appraisal is attached hereto as <u>Exhibit "C".</u>
- 11. In accordance with a paid appraisal the fair market value of the Property as of February 24, 2011, is \$495,000.00. A copy of the 2011 appraisal is attached hereto as <u>Exhibit "D".</u>
- 12. By Order of this court, the parties are actively engaged in the Court's Loss Mitigation Program as to the above described First Mortgage.
- 13. The Plaintiff Steven Cappiello is quadriplegic and the Property is altered to specifically accommodate his disability therefore the Plaintiffs desire retention of the Property.

FIRST CLAIM FOR RELIEF

- 14. Plaintiffs hereby incorporate and re-allege paragraphs 1 through 13 as if set forth fully herein.
- 15. The total amount due on the first mortgage lien against the Property based upon the statement provided by Defendant is \$682,293.05 and the valuation of the property is no more than \$495,000.00. There is no equity in the property to secure the subordinate lien serviced by the Defendant and the claim is fully unsecured.
- 16. In accordance with Section 506(a) of the Bankruptcy Code, a claim is allowed as secured only to the extent of the value of the property on which the lien is fixed. The balance of the claim is considered unsecured. Because there is no value left in the property upon which to fix any part of the lien of the second mortgage serviced by Defendant, the entire subordinate lien is unsecured and cannot be considered an allowed secured claim.

FIRST CLAIM FOR RELIEF

- 17. Plaintiffs hereby incorporate and re-allege paragraphs 1 through 16 as if set forth fully herein.
- 18. Pursuant to Section 506(d) of the Bankruptcy Code, to the extent a lien secures a claim against the debtor that is not an allowed secured claim, such lien is void unless such claim is disallowed under Section 502(b)(5) or 502(e) of the Bankruptcy Code; or such claim is not an allowed secured claim due only to the failure of an entity to file a proof of claim under Section 501.
- 19. In accordance with Section 506(d), the subordinate mortgage lien held by the defendant must be considered null and void as it is wholly unsecured and therefore not an allowed secured claim under 506(a) of the Bankruptcy Code.

20. No previous request for relief requested herein has been made.

WHEREFORE, the Plaintiffs respectfully request that this Honorable Court enter judgment

in their favor and against the Defendant declaring:

A) The claim held by BAC Home Loan Servicing LP as servicer secured by

the second mortgage lien on the Debtors' real property located at 3 East

Gate Road, Montabello, NY 10901, be deemed a wholly unsecured

claim and that the entire subordinate claim be declared null and void;

B) For an Order directing the Rockland County Clerk cancel and discharge

the second mortgage lien serviced by BAC Home Loan Servicing LP on

the Debtors' real property;

C) For an Order directing classifying any proof of claim filed by, for or

otherwise asserted by the Defendant as to the second mortgage as

unsecured:

D) For such other relief as this Court determines just and proper.

Respectfully Submitted,

DATED: January 28, 2012

/S/ LINDA M. TIRELLI

Linda M. Tirelli, Esq. Law Offices of Linda M. Tirelli PC

Attorney for Debtors

One North Lexington Ave., 11th Floor

White Plains, NY 10601

Phone: (914)946-0860 / Fax: (914)946-0870

EXHIBIT "A"

6/2/2011 9:08:22 AM PACE 2/003 Fax Server Filed 01/28/12 Entered 01/28/12 15:30:35 Main Document Pa 7 of 36

Bank of America

PAYOFF DEMAND STATEMENT

Payoff Department, Mail Stop NC4-105-01-40 4161 Pindmont Pky Greensboro, NC 27410-8110

ATTN:REGINA CAPPIELLO

X 88899

Home Loans

June 14, 2011

Statement Void After

Statement Date June 1, 2011

BAC Home Loans Servicing, LP Loan No.: 23464048

Name & Property Address: Regina Cappiello 3 E Gate Rd Suffern, NY 10901

Escrow #

Linda Tirelli

Faxed to:

1-914-946-0870

This loan is in Bankruptev.

(B&C 2BLN)

	(545 252.7)	
PAYOFF CALCULATION	Principal Balance as of 06/01/2010 Interest from 06/01/2010 to 06/14/2011	\$150,924.60 13.676.23
CALCOLATION	County Recording Fee	55.50
	Fees Due	90.00
	Less: Partial Payment Balance	<u>663.41</u> -
Total Amount Re	quired to Release Lien (As of June 14, 2011)	\$164,082.92

AMENDED DEMAND STATEMENTS ARE SENT AUTOMATICALLY IF THE TOTAL AMOUNT DUE INCREASES BEFORE JUNE 14, 2011.

To provide you with the convenience of an extended 'Statement Void After' date, the Total Amount Due may include estimated fees, costs, additional payments and/or escrow disbursements that will become due prior to the 'Statement Void After' date, but which are not yet due as of the date this Payoff Statement is issued. You will receive a refund if you pay the Total Amount Due and those anticipated fees, expenses, or payments have not been incurred.

INTEREST CALCULATIONS

For all full month payment periods, interest is calculated on a monthly basis. Accordingly, interest for all full months, including February, is calculated as 30/360 of annual interest, irrespective of the actual number of days in the month. For partial months, interest is calculated daily on the basis of a 365 day year.

Adjustable rate mortgage loans may have more than one interest rate in effect during the period in which this demand statement applies. Amended demand statements are sent automatically if the total amount due increases before June 14, 2011.

Daily Interest'	From	To	Interest rate
36.1805	06/01/2011	06/14/2011	8.7500

'Daily Interest = Principal Balance x Interest Rate + 365

PAYOFF INSTRUCTIONS

Payoff funds must be made payable to BAC Home Loans Servicing, LP and will be accepted by WIRE or CERTIFIED FUNDS CNLY. They MUST reference the BAC Home Loans Servicing, LP loan number, property address and borrower's name in the OBI (Originator Beneficiary Information) field of the wire transfer or on the face of the check and must be sent per the instructions below. Failure to do so may cause delays resulting in additional interest due or the return of the funds to the remitter. Funds received after 4:00 p.m. Eastern Time may be posted the following business day.

Wire Funds to:

Beneficiary Bank: Bank of America ABA Routing #: 0260-0959-3

Beneficiary Acct Name: MRC MRC Account #12356-19173 Reference: Regina Cappiello

Loan Number: 23464048

Mail CERTIFIED Funds to: BAC Home Loans Servicing, LP

Attention: Payoff Department, Mail Stop NC4-105-01-40

4161 Piedmont Pkwy Greensboro, NC 27410-8110

PLEASE DO NOT SEND CERTIFIED FUNDS TO THE WIRE FUNDS INSTRUCTIONS ABOVE AS CERTIFIED FUNDS MUST BE PROCESSED IN OUR PAYOFF DEPARTMENT.

This communication is from BAC Home Loans Servicing, LP, the Bank of America company that services your home loan.

BAC Home Loans Servicing, LP Loan No: 23464048 Statement Date: 8 of 36 June 1, 2011

Statement Void After: June 14, 2011

IMPORTANT INSTRUCTIONS ON PAYMENT OF SHORTAGE

If the payoff amount actually received by BAC Home Loans Servicing, LP to pay off your loan is insufficient to pay the amount due as described in this statement, we may treat your payment as an instruction to deduct the shortage from any refund you would receive of monies from your escrow account. We will not do this, however, if (i) the shortage is greater than \$2,000.00, or (ii) you have instructed us not to do so. You may contact our Customer Service Department for this purpose at 1-800-669-6607.

PAYOFF OVERAGES

If BAC Home Loans Servicing, LP receives funds greater than the amount required to pay off your loan, we will automatically process the overage within 14 days after payoff and return the excess amount to you. If an address change is being submitted on behalf of the borrower, the form MUST be signed by the borrower for the address change to take effect.

BANKRUPTCY DISCHARGE

If you have received a discharge of this debt in a bankruptcy, you have no personal obligation to repay this debt. However, the lender may still foreclose on your property if the debt is not paid as required by the loan documents. This payoff statement is provided at your request and for your convenience. This is not an attempt to collect a debt that has been discharged, nor a demand for payment.

ADDITIONAL INFORMATION

The payoff amount indicated in this statement is subject to change for various reasons, including but not limited to the following:

- · We may not have posted a recently submitted payment; (Please DO NOT place a stop payment on any check.)
- A fee may be assessed if a payment is returned unpaid by your financial institution for any reason;
- Additional or anticipated fees and costs may be incurred relating to collection, foreclosure, bankruptcy, or other defaults on your loan;
- Adjustments may be required to reflect disbursements made by, or payments owed to, your prior lender if the servicing of your loan was transferred to BAC Home Loans Servicing, LP;
- Late charges may be assessed for delinquent payments received after: 06/11/2011;
- . Funds may be deducted from your excrew account to pay taxes, insurance or other excrew items that become due.

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Bank of America

Home Loans

Payoff Department, Mail Stop NC4-105-01-40 4161 Piedmont Pkwy Greensboro, NC 27410-8110

From:

Name:

NBKSDUU

To:

Name:

Attn:regina Cappiello

Fax Number:

1-914-946-0870

Voice Phone:

Number of pages including this cover page:

3

Date and time of transmission:

June 2, 2011

IMPORTANT MESSAGE REGARDING PROPERTY LOCATED AT:

3 E Gate Rd

The following pages contain the requested payoff information and instructions.

In an effort to expedite and more efficiently process your payoff request, please follow the four easy steps below:

- 1. Write the loan number and borrower's name or property address on the check (ex. XXXX-X, Smith)
- 2. Place the payoff check on top of any accompanying support documents.
- 3. Do not staple the actual check to any accompanying support documents.
- 4. All correspondence and requests for release documents should be sent to:

Customer Service CA6-919-01-41 PO Box 5170 Simi Valley, CA 93062-5170

Do NOT send payoff funds to this address.

If there is an error with this transmission, or it is incomplete, please call 1-800-669-6607 for assistance.

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL OR EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND DESTROY THIS DOCUMENT.

DMDFAXCR 7451 06/15/2007

EXHIBIT "B"

12-08207-rdd Doc 1

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BankofAmerica

PAYOFF DEMAND STATEMENT

1111 Home Loans

ATTN: REGINA CAPPIELLO

X X 99999

Payoff Department, Mail Stop NC4-105-01-40 4161 Piedmont Pkwy Greensboro, NC 27410-8110

Statement Void After June 14, 2011

Statement Date June 1, 2011

BAC Home Loans Servicing, LP Loan No.: 70647336

Name & Property Address:

Regina Cappiello 3 E Gate Rd Suffern, NY 10901

Escrow #

Linda Tirelli

Faxed to:

1-914-946-0870

This loan is in Bankruptcy.

(B/C-IO FIX)

	(6/0-10-11/)	
PAYOFF	Principal Balance as of 08/01/2010	\$645,388.86
CALCULATION	Interest from 08/01/2010 to 06/14/2011	36,452.72
	County Recording Fee	55.50
	Uncollected Late Charges	350.97
	Fees Due	45.00
Total Amount Re	equired to Release Lien (As of June 14, 2011)	\$682,293.05

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INTEREST CALCULATIONS

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Adjustable rate mortgage loans may have more than one interest rate in effect during the period in which this demand statement applies. Amended demand statements are sent automatically if the total amount due increases before June 14,

Daily Interest	From	To	Interest rate
114.9322	06/01/2011	06/14/2011	6.5000

^{&#}x27;Daily Interest = Principal Balance x Interest Rate + 365

PAYOFF INSTRUCTIONS

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Wire Funds to:

Beneficiary Bank: Bank of America ABA Routing #: 0260-0959-3 Beneficiary Acct Name: MRC MRC Account #12356-19173 Reference: Regina Cappiello Loan Number: 70647336

Mail CERTIFIED Funds to:

BAC Home Loans Servicing, LP Attention: Payoff Department, Mail Stop NC4-105-01-40 4161 Piedmont Pkwy Greensboro, NC 27410-8110

PLEASE DO NOT SEND CERTIFIED FUNDS TO THE WIRE FUNDS INSTRUCTIONS ABOVE AS CERTIFIED FUNDS MUST BE PROCESSED IN OUR PAYOFF DEPARTMENT.

This communication is from BAC Home Loans Servicing, LP, the Bank of America company that services your home loan.

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BAC Home Loans Servicing, LP Loan No: 70647336

Statement ball: 12 of 36 June 1, 2011

Statement Void After: June 14, 2011

YOUR CURRENT ESCROW BALANCE IS \$865.34. BAC HOME LOANS SERVICING, LP AUTOMATICALLY PROCESSES ESCROW REFUNDS 14 DAYS AFTER PAYOFF IN ORDER TO ENSURE ALL OUTSTANDING FUNDS HAVE CLEARED.

IMPORTANT INSTRUCTIONS ON PAYMENT OF SHORTAGE

If the payoff amount actually received by BAC Home Loans Servicing, LP to pay off your loan is insufficient to pay the amount due as described in this statement, we may treat your payment as an instruction to deduct the shortage from any refund you would receive of monies from your escrow account. We will not do this, however, if (i) the shortage is greater than \$2,000.00, or (ii) you have instructed us not to do so. You may contact our Customer Service Department for this purpose at 1-800-669-6607.

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BANKRUPTCY DISCHARGE

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- A fee may be assessed if a payment is returned unpaid by your financial institution for any reason;
- Additional or anticipated fees and costs may be incurred relating to collection, foreclosure, bankruptcy, or other defaults on
- Adjustments may be required to reflect disbursements made by, or payments owed to, your prior lender if the servicing of your loan was transferred to BAC Home Loans Servicing, LP;
- Late charges may be assessed for delinquent payments received after: 06/16/2011;
- Funds may be deducted from your escrow account to pay taxes, insurance or other escrow items that become due.

EXHIBIT "C"

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	R	CERTII estricted Use	FIED GUNTY Residenti	APPRAISALS al Appraisal	Report	File No. 122401	
This report is limited to the	sole and exclusive use of t	ne client. The appraisers of	ppinion and conclusio	ons set forth in this repor	t may not be understoo	od properly without addition	nal information
in the appraiser's workfile.	. The purpose of this apprais	al report is to provide the	client with a credible	opinion of the defined va	alue of the subject prop	erty, given the intended us	e of the appraisal.
Client Name or Type/Inten Client Address 3 E GA	MITE ROAD	0	c. (RED@OPTONL		
	ISH FAIR MARKET	VALUE AS OF 8	City 3	SUFFERN		State NY Zip	10901
THE HELD COLLEGIA DE	IOTT AIR WARRET	VALUE AS OF 6	23/2009				
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Other Description (APN, Lo	egal, etc.), if applicable S	ECTION:40.19		OT:29			
Property Rights Appraised			(describe)				
	ISE: SINGLE FAMIL					Use refl	ected in appraisal.
Prior Sale/Transfer: Da	did not reveal any prior sa ate N/A	Price N/A		three years prior to the opens.	effective date of this ap	opraisal.	
	afer history of the subject pro		ales, if applicable)	N/A			
			a opposition of	110.1			
Offerings, options and con	tracts as of the effective dat	e of the appraisal N/A					
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Improvement Comments:	THERE ARE NO	PHYSICAL, FUNC	CTIONAL OR E	XTERNAL INADE	QUACIES NOT	ED.	
(6)							
FEATURE							
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3 E GATE ROAD Address SUFFERN	SUBJECT	55 MAYER ROA SUFFERN	The state of the s	6 BABBLING BE SUFFERN		14 RIVER ROAD SUFFERN	ALE NO. 3
3 E GATE ROAD Address SUFFERN Proximity to Subject		55 MAYER ROA SUFFERN 1.06 miles SW	D	6 BABBLING BE SUFFERN 0.39 miles SW	ROOK LANE	14 RIVER ROAD SUFFERN 1.27 miles SW	
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price	s N/A	55 MAYER ROA SUFFERN 1.06 miles SW	D	6 BABBLING BE SUFFERN 0.39 miles SW		14 RIVER ROAD SUFFERN 1.27 miles SW	
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price/Gross Liv. Area	s N/A s 0.00 sq. ft.	55 MAYER ROA SUFFERN 1.06 miles SW \$ 184.91 sq.ft.	500,000	6 BABBLING BE SUFFERN 0.39 miles SW \$ 210.02 sq.ft.	520,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ \$ 218.67 sq.ft	520,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price/Gross Liv. Area Data Source(s)	s N/A s 0.00 sq ft. INSPECTION	55 MAYER ROA SUFFERN 1.06 miles SW \$ 184.91 sq.ft MLS - DOM 64 D	500,000	6 BABBLING BE SUFFERN 0.39 miles SW s 210.02 sq ft. MLS - DOM 33	520,000	14 RIVER ROAD SUFFERN 1.27 miles SW s 218.67 sq.ft MLS - DOM 66 DA	520,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price/Gross Liv. Area Data Source(s) Verification Source(s)	s N/A s 0.00 sq. ft. INSPECTION PUBLIC REC.	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq ft MLS - DOM 64 D MLS/CLOSED	500,000 DAYS	6 BABBLING BE SUFFERN 0.39 miles SW s 210.02 sq.ft. MLS - DOM 33 I MLS/CLOSED	S 520,000 DAYS	14 RIVER ROAD SUFFERN 1.27 miles SW s 218.67 sq. ft. MLS - DOM 66 DA MLS/CLOSED	520,000 AYS
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price(Gross Liv. Area Data Source(s) Verification Source(s) VALUE ADJUSTMENTS	\$ N/A \$ 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION	500,000	6 BABBLING BE SUFFERN 0.39 miles SW s 210.02 sq.ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION	520,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq.ft. MLS - DOM 66 DA MLS/CLOSED DESCRIPTION	520,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price/Gross Liv. Area Data Source(s) Verification Source(s) VALUE ADJUSTMENTS Sale or Financing	s N/A s 0.00 sq. ft. INSPECTION PUBLIC REC.	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq ft MLS - DOM 64 D MLS/CLOSED	500,000 DAYS	6 BABBLING BE SUFFERN 0.39 miles SW s 210.02 sq.ft. MLS - DOM 33 I MLS/CLOSED	S 520,000 DAYS	14 RIVER ROAD SUFFERN 1.27 miles SW s 218.67 sq. ft. MLS - DOM 66 DA MLS/CLOSED	520,000 AYS
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price/Gross Lw. Area Data Source(s) Verification Source(s) VALUE ADJUSTMENTS	\$ N/A \$ 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION	500,000 DAYS	6 BABBLING BF SUFFERN 0.39 miles SW s 210.02 sq n. MLS-DOM 33 MLS/CLOSED DESCRIPTION NONE KNOWN	S 520,000 DAYS	14 RIVER ROAD SUFFERN 1.27 miles SW s 218.67 sq.ft. MLS - DOM 66 DA MLS/CLOSED DESCRIPTION NONE KNOWN	520,000 AYS
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price/Gross Liv. Area Data Source(s) Verification Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions	s N/A s 0.00 sq ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN	500,000 DAYS	6 BABBLING BF SUFFERN 0.39 miles SW \$ 210.02 sq ft. MLS - DOM 33 MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009	S 520,000 DAYS	14 RIVER ROAD SUFFERN 1.27 miles SW s 218.67 sq.ft. MLS - DOM 66 DA MLS/CLOSED DESCRIPTION NONE KNOWN	520,000 AYS
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price/Gross Liv. Area Data Source(s) Verification Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time	s N/A s 0.00 sq ft. INSPECTION PUBLIC REC. DESCRIPTION N/A	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN	500,000 DAYS	6 BABBLING BF SUFFERN 0.39 miles SW s 210.02 sq n. MLS-DOM 33 MLS/CLOSED DESCRIPTION NONE KNOWN	S 520,000 DAYS	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 DA MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE	520,000 AYS
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Sale Price(Gross Liv. Area Data Source(s) Verification Source(s) Verification Source(s) Sale or Financing Concessions Date of Sale/Time Location	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE	500,000 DAYS	6 BABBLING BE SUFFERN 0.39 miles SW \$ 210.02 sq ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE	S 520,000 DAYS	14 RIVER ROAD SUFFERN 1.27 miles SW s 218.67 sq.ft. MLS - DOM 66 DA MLS/CLOSED DESCRIPTION NONE KNOWN	520,000 AYS +(;) \$ Adjustment
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price(Gross Liv. Area Data Source(s) Verification Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple	S N/A S 0.00 sq ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE	500,000 DAYS +() \$ Adjustment	6 BABBLING BE SUFFERN 0.39 miles SW \$ 210.02 sq ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE	S 520,000 DAYS	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 DA MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE	520,000 AYS +() \$ Adjustment
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price(Sale Price) Sale Price(Sale Price) Sale Price(Sale Price) Varification Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style)	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE 80 ACRES AVERAGE COLONIAL	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft. MLS - DOM 64 to MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL	500,000 DAYS +() \$ Adjustment	6 BABBLING BE SUFFERN 0.39 miles SW \$ 210.02 sq.t. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES	S 520,000 DAYS	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 DA MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES	520,000 AYS
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Sale Procodross Liv. Area Data Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft. MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE	500,000 DAYS +() \$ Adjustment	6 BABBLING BF SUFFERN 0.39 miles SW 5 210.02 sq ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE 80 ACRES AVERAGE COLONIAL AVERAGE	S 520,000 DAYS	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 D/M LS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE	520,000 AYS +(;) \$ Adjustment
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Sale ProcoGross Liv. Area Data Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft. MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975	500,000 DAYS +() \$ Adjustment NO ADJ.	6 BABBLING BF SUFFERN 0.39 miles SW 5 210.02 sq ft MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE 80 ACRES AVERAGE COLONIAL AVERAGE 1972	S 520,000 DAYS +(-) \$ Adjustment	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 DA MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960	520,000 NYS +() \$ Adjustment NO ADJ
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price/Gross Liv. Area Data Source(s) Verification Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition	S N/A S 0.00 sq ft. INSPECTION PUBLIC REC. DESCRIPTION N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft. MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/-	500,000 DAYS +() \$ Adjustment NO ADJ.	6 BABBLING BF SUFFERN 0.39 miles SW 5 210.02 sq ft MLS - DOM 33 MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+	S 520,000 DAYS +(-) \$ Adjustment	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 D/ MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+	520,000 NYS +() \$ Adjustment NO ADJ
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Sale Price(Source(s)) Verification Source(s) Unit of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade	S N/A S 0.00 sq ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Total Batters. Batters	55 MAYER ROA SUFFERN 1.06 miles SW \$ 184.91 sq. ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Tatal Battes Battes	500,000 DAYS +() \$ Adjustment NO ADJ.	6 BABBLING BF SUFFERN 0.39 miles SW \$ 210.02 sq. ft. \$ 210.02 sq. ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ Total Bdms. Baths	520,000 DAYS +() \$ Adjustment -25,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ \$ 218.67 sq. ft. MLS - DOM 66 DA MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Bdms Baths	520,000 NYS (1) \$ Adjustment NO ADJ
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Sale Price(Gross Liv. Area Data Source(s) Verification Source(s) Verification Source(s) Value Adjustments Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count	S N/A S 0.00 sq ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Iodal Bidmis. Baths 7 3 2.5	55 MAYER ROA SUFFERN 1.06 miles SW \$ 184.91 sq. ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Biddins Baths 8 4 2.5	500,000 DAYS -() \$ Adjustment NO ADJ. 25,000	6 BABBLING BF SUFFERN 0.39 miles SW \$ 210.02 sq ft. \$ 210.02 sq ft. MLS - DOM 33 MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ Total Borns Baths 9 5 3	520,000 DAYS -(1) \$ Adjustment -25,000 -5,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ \$ 218.67 sq. ft. MLS - DOM 66 D/ MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Belins 8 4 2.5	520,000 AYS +(-) \$ Adjustment NO ADJ -25,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price/Gross Liv. Area Data Source(s) Verification Source(s) Verification Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Location Location Sure View Design (Style) Quality of Construction Actual Age Condition Actual Age Condition Adove Grade Room Count Gross Living Area 30.00	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Total Bidms Baths 7 3 2.5 2,646 sq. ft.	55 MAYER ROA SUFFERN 1.06 miles SW 1.06 miles SW S 184.91 sq. ft. MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Baltons Bultons B	500,000 DAYS -() \$ Adjustment NO ADJ. 25,000	6 BABBLING BF SUFFERN 0.39 miles SW 5 210.02 sq ft. MLS - DOM 33 i MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ Tatal Borne 18475 9 5 3 3 2,476 sq	DAYS -1) \$ Adjustment -25,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 DAM MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Belins Baltis B 4 2.5 2,378 sq. ft.	520,000 AYS +(.) \$ Adjustment NO ADJ -25,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Sale Price(Gross Liv. Area Data Source(s) Verification Source(s) Verification Source(s) Value Adjustments Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count	S N/A S 0.00 sq ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Iodal Bidmis. Baths 7 3 2.5	55 MAYER ROA SUFFERN 1.06 miles SW \$ 184.91 sq. ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Biddins Baths 8 4 2.5	500,000 DAYS -() \$ Adjustment NO ADJ. 25,000	6 BABBLING BF SUFFERN 0.39 miles SW 5 210.02 sq ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ Total Botton 101 102 103 103 104 105 105 105 105 105 105 105 105 105 105	520,000 DAYS -(1) \$ Adjustment -25,000 -5,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ \$ 218.67 sq. ft. MLS - DOM 66 D/ MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Belins 8 4 2.5	520,000 NYS +() 5 Adjustment NO ADJ -25,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Sale Price Sale Sale Price Sale Sale Sale Sale Sale Sale Sale Sal	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A AVERAGE FEE SIMPLE 80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Iotal Bisims, Batts 7 3 2.5 2,646 sq. ft. FULL	55 MAYER ROA SUFFERN 1.06 miles SW 5 184.91 sq. ft. MLS - DOM 64 DM S/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Indims. Baths 8 4 2.5 2,704 sq. ft	500,000 DAYS +() \$ Adjustment NO ADJ. 25,000 -1,500	6 BABBLING BF SUFFERN 0.39 miles SW 5 210.02 sq ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ Total Botton 101 102 103 103 104 105 105 105 105 105 105 105 105 105 105	520,000 DAYS -(1) \$ Adjustment -25,000 -5,000	14 RIVER ROAD SUFFERN 1.27 miles SW 5 218.67 sq. ft. MLS - DOM 66 D/MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Befores Before 2,378 sq. ft. FULL	520,000 NYS -() 5 Adjustment NO ADJ -25,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Sale Sale Sale Sale Sale Sale Sal	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Iotal Bidms, Batts 7 3 2.55 2,646 sq. ft. FULL UNFINISHED	55 MAYER ROA SUFFERN 1.06 miles SW 5 184.91 sq. ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Butters 8 4 2.5 2,704 sq. ft FULL FINISHED	500,000 DAYS +() \$ Adjustment NO ADJ. 25,000 -1,500	6 BABBLING BF SUFFERN 0.39 miles SW 5 210.02 sq ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE 80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ Total Bolms Baltis 9 5 3 2,476 sq FULL UNFINISHED	520,000 DAYS -(1) \$ Adjustment -25,000 -5,000	14 RIVER ROAD SUFFERN 1.27 miles SW 5 218.67 sq. ft. MLS - DOM 66 D/M MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Beffins B 4 2.5 2,378 sq. ft. FULL FINISHED	520,000 AYS +() 5 Adjustment NO ADJ -25,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Sale ProcoGross Liv. Area Data Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 30.00 Basement & Finished Rooms Below Grade Functional Utility	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A AVERAGE FEE SIMPLE 80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD 10tal Bidms Batts 7 3 2.55 2.646 sq. ft. FULL UNFINISHED AVERAGE	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft. MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE 60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Belins 8 4 2.55 2,704 sq. ft FULL FINISHED AVERAGE	500,000 DAYS +() \$ Adjustment NO ADJ. 25,000 -1,500	6 BABBLING BF SUFFERN 0.39 miles SW 5 210.02 sq ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE 80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ Total Borns Balts 9 5 3 3 2,476 sq FULL UNFINISHED AVERAGE	520,000 DAYS -(1) \$ Adjustment -25,000 -5,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 D/M LS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Bottes 8 4 2.2,378 sq. ft. FULL FINISHED AVERAGE	520,000 NYS -(;) \$ Adjustment NO ADJ -25,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Gross Liv. Area Data Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Sale of Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 30.00 Basement & Financing Gross Living Area 30.00 Basement & Financing Fernancing Utility Heating/Cooling Energy Efficient Items Garage/Carport	S N/A S 0.00 sq ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Ioud Bolms, Butts 7 3 2.5 2.646 sq ft. FULL UNFINISHED AVERAGE HW/CENT NONE NOTED 2 GARAGE	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- total flotins Baths 8 4 2.5 2,704 sq. ft FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE	500,000 DAYS +() \$ Adjustment NO ADJ. 25,000 -1,500	6 BABBLING BF SUFFERN 0.39 miles SW 5 210.02 sq. ft. MLS - DOM 33 MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE 80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ Total Borns Baths 9 5 3 3 2,476 sq. FULL UNFINISHED AVERAGE HW/CENT	-25,000 th 5,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 DAM MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Botms, Butts 8 4 2.5 2,378 sq. ft. FUILL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE	520,000 NYS +() 5 Adjustment NO ADJ -25,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Gross Liv. Area Data Source(s) Verification Source(s) Verification Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Court Gross Living Area 30.00 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Total Bidms Baths 7 3 2.5 2.646 sq. ft. FULL UNFINISHED AVERAGE HW/CENT NONE NOTED 2 GARAGE DECK, FPL	55 MAYER ROA SUFFERN 1.06 miles SW 1.06 miles SW \$ 184.91 sq. ft. MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Belms Raths 8 4 2.5 2,704 sq. ft FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK,PAT,FPL	500,000 DAYS -() \$ Adjustment NO ADJ. 25,000 -1,500 -10,000	6 BABBLING BF SUFFERN 0.39 miles SW \$ 210.02 sq. ft. \$ 210.02 sq. ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ Total Borns Baths 9 5 3 2,476 sq. FULL UNFINISHED AVERAGE HW/CENT NONE NOTED	-25,000 th 5,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 D/ MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Beltes 8 4 2.5 2,378 sq. ft. FULL FINISHED AVERAGE HA/CENT NONE NOTED	520,000 NYS +() 5 Adjustment NO ADJ -25,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Gross Liv. Area Data Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Sale of Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 30.00 Basement & Financing Gross Living Area 30.00 Basement & Financing Fernancing Utility Heating/Cooling Energy Efficient Items Garage/Carport	S N/A S 0.00 sq ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Ioud Bolms, Butts 7 3 2.5 2.646 sq ft. FULL UNFINISHED AVERAGE HW/CENT NONE NOTED 2 GARAGE	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- total flotins Baths 8 4 2.5 2,704 sq. ft FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE	500,000 DAYS -() \$ Adjustment NO ADJ. 25,000 -1,500 -10,000	6 BABBLING BF SUFFERN 0.39 miles SW MLS-DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1972 2,476 sq FULL UNFINISHED AVERAGE INVICENT NONE NOTED 2 GARAGE DECK,POR,FPL	-25,000 th 5,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 DAM MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Botms, Butts 8 4 2.5 2,378 sq. ft. FUILL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE	520,000 NYS -() 5 Adjustment NO ADJ -25,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Gross Liv. Area Data Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Verification Source(s) Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 30.00 Basement & Finshed Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Total Bidms Baths 7 3 2.5 2.646 sq. ft. FULL UNFINISHED AVERAGE HW/CENT NONE NOTED 2 GARAGE DECK, FPL	55 MAYER ROA SUFFERN 1.06 miles SW 1.06 miles SW \$ 184.91 sq. ft. MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Belms Raths 8 4 2.5 2,704 sq. ft FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK,PAT,FPL	500,000 SAYS -() \$ Adjustment NO ADJ. 25,000 -10,000 -5,000	6 BABBLING BF SUFFERN 0.39 miles SW MLS-DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1972 2,476 sq FULL UNFINISHED AVERAGE INVICENT NONE NOTED 2 GARAGE DECK,POR,FPL	-25,000 th 5,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 DAM MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Botms, Baths 8 4 2.5 2,378 sq. ft. FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK, FPL	520,000 NYS -(;) \$ Adjustment NO ADJ -25,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price Sale ProcoGross Liv. Area Data Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 30.00 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport Porch/Pato/Deck	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Total Bidms Baths 7 3 2.5 2.646 sq. ft. FULL UNFINISHED AVERAGE HW/CENT NONE NOTED 2 GARAGE DECK, FPL	55 MAYER ROA SUFFERN 1.06 miles SW s 184.91 sq. ft. MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE 60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Befres 8 4 2.5 2,704 sq. ft FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK,PAT,FPL POOL	500,000 DAYS -() \$ Adjustment NO ADJ. 25,000 -10,000 -5,000 -20,000	6 BABBLING BF SUFFERN 0.39 miles SW 5 210.02 sq ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE 80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ Total Borns Barrs 9 5 3 2,476 sq FULL UNFINISHED AVERAGE HWCENT NONE NOTED 2 GARAGE DECK,POR,FPL N/A	-25,000 -5,000 -5,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 D/ MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Bottos 2,378 sq. ft. FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK, FPL N/A	520,000 NYS -() \$ Adjustment NO ADJ -25,000 -10,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Price(Sale Price) Froco Gross Liv. Area Data Source(s) VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 30.00 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport Porch/Pato/Deck	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Total Bidms Baths 7 3 2.5 2.646 sq. ft. FULL UNFINISHED AVERAGE HW/CENT NONE NOTED 2 GARAGE DECK, FPL	55 MAYER ROA SUFFERN 1.06 miles SW \$ 184.91 sq. ft. MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Belms Buths 8 4 2.5 2,704 sq. ft FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK,PAT,FPL POOL	500,000 DAYS -() \$ Adjustment NO ADJ. 25,000 -10,000 -5,000 -20,000	6 BABBLING BF SUFFERN 0.39 miles SW \$ 210.02 sq. ft. \$ 210.02 sq. ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE 80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ 1ctal Borns, Bairs, 9 5 3 2,476 sq. FULL UNFINISHED AVERAGE HW/CENT NONE NOTED 2 GARAGE DECK,POR,FPL N/A	-25,000 -5,000 -5,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ 218.67 sq. ft. MLS - DOM 66 D/ MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Bottos 2,378 sq. ft. FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK, FPL N/A	520,000 AYS +() \$ Adjustment
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale Sale Sale Sale Sale Sale Sale Sal	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Total Bidms Baths 7 3 2.5 2.646 sq. ft. FULL UNFINISHED AVERAGE HW/CENT NONE NOTED 2 GARAGE DECK, FPL	55 MAYER ROA SUFFERN 1.06 miles SW \$ 184.91 sq. ft. MLS - DOM 64 D MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Bidmis Raths 8 4 2.5 2,704 sq. ft FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK, PAT, FPL POOL	500,000 DAYS -() \$ Adjustment NO ADJ. 25,000 -10,000 -5,000 -20,000	6 BABBLING BF SUFFERN 0.39 miles SW \$ 210.02 sq. ft. \$ 210.02 sq. ft. MLS - DOM 33 I MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES .80	-25,000 -5,000 -5,000 -5,000 -30,000	14 RIVER ROAD SUFFERN 1.27 miles SW \$ \$ 218.67 sq. ft. MLS - DOM 66 D/ MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Botms, Buths 8 4 2.5 2,378 sq. ft. FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK, FPL N/A Net Adj5.2%	520,000 NYS -() \$ Adjustment NO ADJ -25,000 -10,000
3 E GATE ROAD Address SUFFERN Proximity to Subject Sale Price Sale	S N/A S 0.00 sq. ft. INSPECTION PUBLIC REC. DESCRIPTION N/A N/A AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1971 GOOD Total Bidms Baths 7 3 2.5 2.646 sq. ft. FULL UNFINISHED AVERAGE HW/CENT NONE NOTED 2 GARAGE DECK, FPL	55 MAYER ROA SUFFERN 1.06 miles SW 1.06 miles SW S 184.91 sq. ft. MLS - DOM 64 DM MLS/CLOSED DESCRIPTION NONE KNOWN 06/15/2009 AVERAGE FEE SIMPLE .60 ACRES AVERAGE COLONIAL AVERAGE 1975 GOOD/- Total Indires. Buths 8 4 2.5 2,704 sq. ft FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK,PAT,FPL POOL 1.23% Sross Adj2.3% Gross Adj2.3% Sross Adj2.3%	500,000 AYS -() \$ Adjustment NO ADJ. 25,000 -10,000 -5,000 -20,000 488,500	6 BABBLING BF SUFFERN 0.39 miles SW S 210.02 sq. ft. MLS - DOM 33 i MLS/CLOSED DESCRIPTION NONE KNOWN 07/02/2009 AVERAGE FEE SIMPLE .80 ACRES AVERAGE COLONIAL AVERAGE 1972 GOOD/+ 10tal Borns	-25,000 -5,000 -5,000 -5,000 -5,000 -5,000	14 RIVER ROAD SUFFERN 1.27 miles SW 5 218.67 sq. ft. MLS - DOM 66 DAM MLS/CLOSED DESCRIPTION NONE KNOWN 08/04/2009 AVERAGE FEE SIMPLE .57 ACRES AVERAGE COLONIAL AVERAGE 1960 GOOD/+ Total Belms Baths 8 4 2.5 2,378 sq. ft. FULL FINISHED AVERAGE HA/CENT NONE NOTED 2 GARAGE DECK, FPL N/A Net Adj5.2% Gross Adi. 8.3% \$	520,000 AYS -() \$ Adjustment NO AD -25,000 -10,000 27,000 493,000

ALL 3 SALES WERE ADJUSTED ACCORDINGLY FOR CONDITION.
GLA WAS ADJUSTED AT \$30 SQUARE FOOT, ROUNDED.
SALE 1 AND 3 WERE ADJUSTED FOR THEIR FINISHED BASEMENTS.
SALE 1 WAS ADJUSTED FOR HAVING A POOL.
THE SUBJECT AND ALL 3 SALES UTILIZE THE SAME SCHOOLS.



12-08207-rdd Doc 1 Filed 01/28/12 Entered 01/28/12 15:30:35 Main Document CERTIFIED COUNTY APPRAISALS Restricted Use Residential Appraisal Report File No. 122401

Approaches to value developed: X Sales Comparison Approach	Cost Approach Income Approach
Reasons for excluding an approach to value: THE COST APPROACH WAS N	OT DEVELOPED AS THIS APPROACH IS MOST RELEVANT TO
NEW CONSTRUCTION. THE INCOME APPROACH WAS NOT	DEVELOPED AS THIS APPROACH IS MOST RELEVANT TO
INCOME PRODUCING PROPERTIES.	The state of the s
E INCOME I NOBCOMO I NOI ENTIES.	
Reconciliation comments: THE SALES COMPARISON APPROACH WA	S UTILIZED AS THIS APPROACH MOST CLOSELY REFLECTS THE
ACTIONS OF BUYERS AND SELLERS IN THE MARKETPLACE	The second secon
S S S S S S S S S S S S S S S S S S S	
Based on the scope of work, assumptions, limiting conditions and appraise	er's certification, my (our) opinion of the defined value of the real property that is
the subject of this report as of 08/25/2009	which is the effective date of this appraisal is:
V claste solar a 400 000	which is the ellective date of this appraisal, is:
X Single point \$ 490,000 Range \$ to \$	Greater than Less than \$
Appreliants Contification	
Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:	
The statements of fact contained in this report are true and correct.	
	75-200-200-200-200-200-200-200-200-00-00-0
2. The reported analyses, opinions, and conclusions are limited only by the reported assum	ptions and limiting conditions and are the appraiser's personal, impartial, and unbiased
professional analyses, opinions, and conclusions.	5 5500 1990 12 50 W GBROAD WEEDE
Unless otherwise stated, the appraiser has no present or prospective interest in the properties.	rty that is the subject of this report and has no personal interest with respect to the parties
involved.	, and the parties
4. The appraiser has no bias with respect to the property that is the subject of this report or	to the exercise to extract the state of the
4. The approper has no olds with respect to the property that is the subject of this report or	to the parties involved with this assignment.
The appraiser's engagement in this assignment was not contingent upon developing or re	porting predetermined results.
6. The appraiser's compensation for completing this assignment is not continuent upon the	development or reporting of a predetermined value or direction in value that favors the cause of
the client, the amount of the value opinion, the attainment of a stipulated result, or the occur	rence of a subsequent event directly related to the intended use of this associated
The second the difficulty of the video opinion, the attainment of a supulated result, or the occur	ence of a subsequent event directly related to the intended use of this appraisal.
The appraiser's analyses, opinions, and conclusions were developed, and this report has	been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property the	t is the subject of this report.
9 Unless noted no one provided significant and execute personal assistances	consistent this configuration Configuration I are a second
Unless noted, no one provided significant real property appraisal assistance to the appraisance.	ser signing unis certification. Significant real property appraisal assistance provided by:
N/A	54 AT 18 ST 18 MS2250 10 1 TO
SALE CANADA CONTRACTOR AND AN AND CONTRACTOR	
Additional Certifications:	
N/A	
IVA	
2	
8	
4	
2	
₹	
GERTIFICATION	
Definition of Value: X Market Value Other Value:	
Source of Definition: THE APPRAISAL OF REAL ESTATE	
Source of Definition: THE APPRAISAL OF REAL ESTATE	
	CO-APPRAISER
Source of Definition: THE APPRAISAL OF REAL ESTATE APPRAISER	CO-APPRAISER
Source of Definition: THE APPRAISAL OF REAL ESTATE APPRAISER	
APPRAISER Signature: Byan Paul J	Signature:
Source of Definition: THE APPRAISAL OF REAL ESTATE APPRAISER	
APPRAISER Signature: Bryan Parkhurst Name: BRYAN PARKHURST	Signature: Name:
APPRAISER Signature: Bryan Parkhurst Name: BRYAN PARKHURST	Signature: Name: State Certification #
APPRAISER Signature: Bryan Parkhurst Name: BRYAN PARKHURST	Signature: Name: State Certification # or License #
APPRAISER Signature: Bryan Parkhurst Name: BRYAN PARKHURST	Signature: Name: State Certification #
APPRAISER Signature: Bryan Parkhurst Name: BRYAN PARKHURST	Signature: Name: State Certification # or License # State:
APPRAISER Signature:	Signature: Name: State Certification # or License # State: Expiration Date of Certification or License:
APPRAISER Signature: Supar Park State Park	Signature: Name: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature:
APPRAISER Signature:	Signature: Name: State Certification # or License # State: Expiration Date of Certification or License:
APPRAISER Signature: Supar Park State Certification or License: NY - 04/25/2011 Date of Signature and Report: 02/28/2011	Signature: Name: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature: Date of Property Viewing:
APPRAISER Signature: Signature: Name: BRYAN PARKHURST State Certification # 45000032031 or License # or Other (describe): State #: Expraision Date of Certification or License: NY - 04/25/2011 Date of Signature and Report: 02/28/2011 Date of Property Viewing: 02/24/2011	Signature: Name: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature: Date of Property Viewing: Degree of property viewing:
APPRAISER Signature: Bryan Parkhurst State Certification # 45000032031 or License # or Other (describe): State: NY Expiration Date of Certification or License: NY - 04/25/2011 Date of Property Viewing: 02/24/2011 Degree of property viewing: 02/24/2011 Degree of property viewing: 02/24/2011	Signature: Name: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature: Date of Property Viewing:
APPRAISER Signature: Name: BRYAN PARKHURST State Certification # 45000032031 or License # or Other (describe): State: NY Expiration Date of Certification or License: NY - 04/25/2011 Date of Signature and Report: 02/28/2011 Date of Property Viewing: 02/24/2011	Signature: Name: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature: Date of Property Viewing: Degree of property viewing:



Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Proctice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected. the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraison's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
- 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Protessional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
- The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless etherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radion gas, lead based paint, moid or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unloss otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

- 9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed
- 10. Unlass the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

THIS APPRAISAL ASSIGNMENT IS A RETROSPECTIVE APPRAISAL WITH AN EFFECTIVE APPRAISAL DATE OF 08/25/2009. THE APPRAISER GATHERED AS MUCH INFORMATION ABOUT THE OVERALL CONDITION OF THE SUBJECT PROPERTY AS OF 08/25/2009 AND UTILIZED THIS INFORMATION TO ESTABLISH FAIR MARKET VALUE ON 08/25/2009. ACCORDING TO THE OWNER THE BASEMENT WAS NOT FINISHED AND THE MASTER BATHROOM WAS NOT UPDATED.



 Client:
 CAPPIELLO
 Pg 17 of 36
 File No.: 122401

 Property Address: 3 E GATE ROAD
 Case No.:

 City:
 State: NY
 Zip: 10901

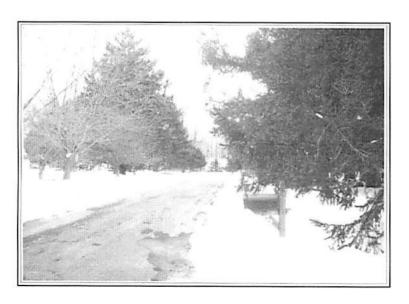


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: August 25, 2009



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Of	Pg 18 of 36	
Client: CAPPIELLO	1 9 10 01 30	File No.: 122401
Property Address: 3 E GATE ROAD		Case No.:
City: SUFFERN	State: N	



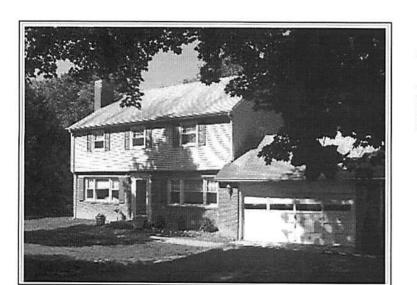
COMPARABLE SALE #1

55 MAYER ROAD SUFFERN Sale Date: 06/15/2009 Sale Price: \$ 500,000



COMPARABLE SALE #2

6 BABBLING BROOK LANE SUFFERN Sale Date: 07/02/2009 Sale Price: \$ 520,000



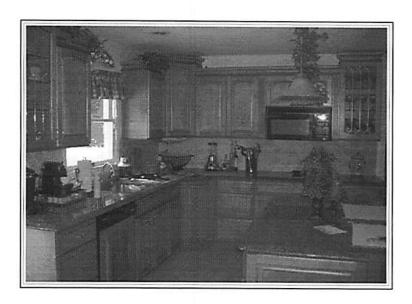
COMPARABLE SALE #3

14 RIVER ROAD SUFFERN Sale Date: 08/04/2009 Sale Price: \$ 520,000

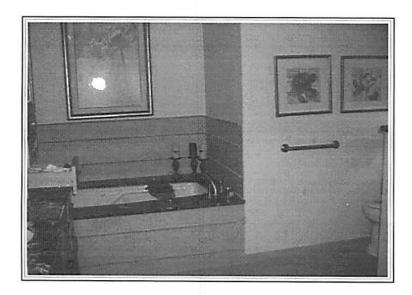
01	Pg 19 of 36	
Client: CAPPIELLO	1 9 10 01 00	File No.: 122401
Property Address: 3 E GATE ROAD		Case No.:
City: SUFFERN	State: N	
	State: I	NY 7in: 10901



LIVING ROOM



KITCHEN

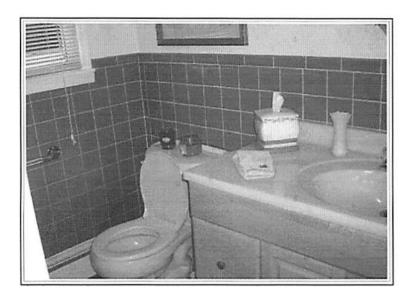


MASTER BATHROOM WAS NOT UPDATED PRIOR TO 8/25/2009

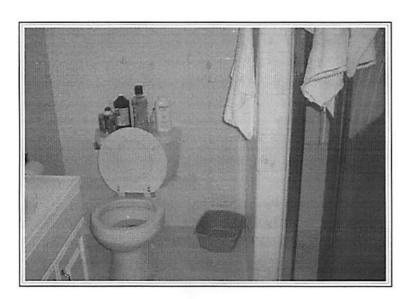
	Da 20 of 36	
Client: CAPPIELLO	1 y 20 01 30	File No.: 122401
Property Address: 3 E GATE ROAD		Case No.:
City: SUFFERN	State: NY	Zin: 10901



UPSTAIRS HALL BATHROOM

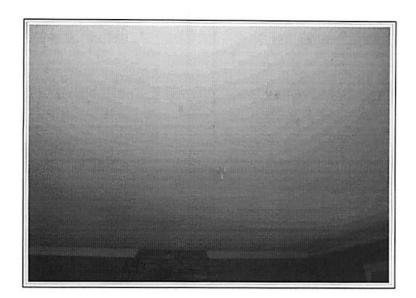


1/2 BATHROOM FIRST LEVEL

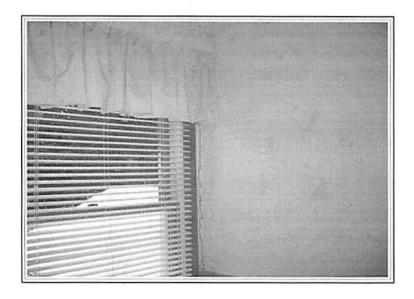


BASEMENT BATHROOM BASEMENT WAS NOT FINISHED PRIOR TO 8/25/2009

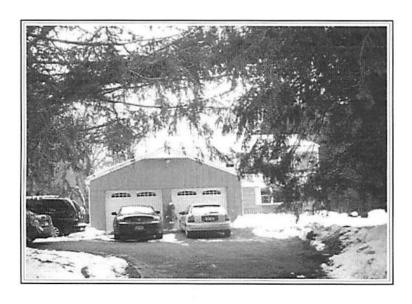
Tau .	Pa 21 of 36	
Client: CAPPIELLO	Pg 21 01 30	File No.: 122401
Property Address: 3 E GATE ROAD		Case No.:
City: SUFFERN	State: NY	



LIVING ROOM CEILING DAMAGE DUE TO RECENT SNOW/ICE STORMS THIS DAMAGE WAS NOT PRESENT PRIOR TO 08/25/2009



CRACK IN UPSTAIRS BATHROOM

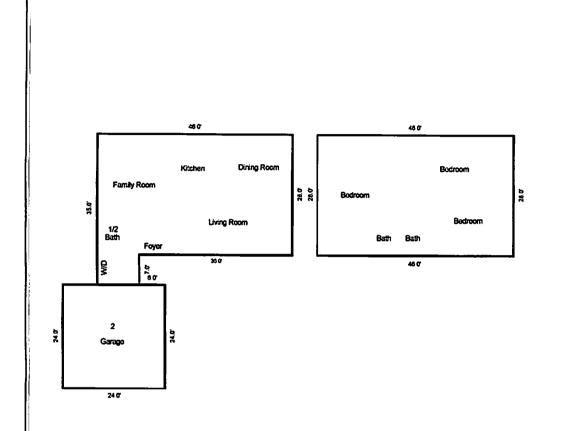


DRIVEWAY ENTRANCE

 Client:
 CAPPIELLO
 File No.:
 122401

 Property Address:
 3 E GATE ROAD
 Case No.:

 City:
 Suffern
 State:
 NY
 Zip: 10901



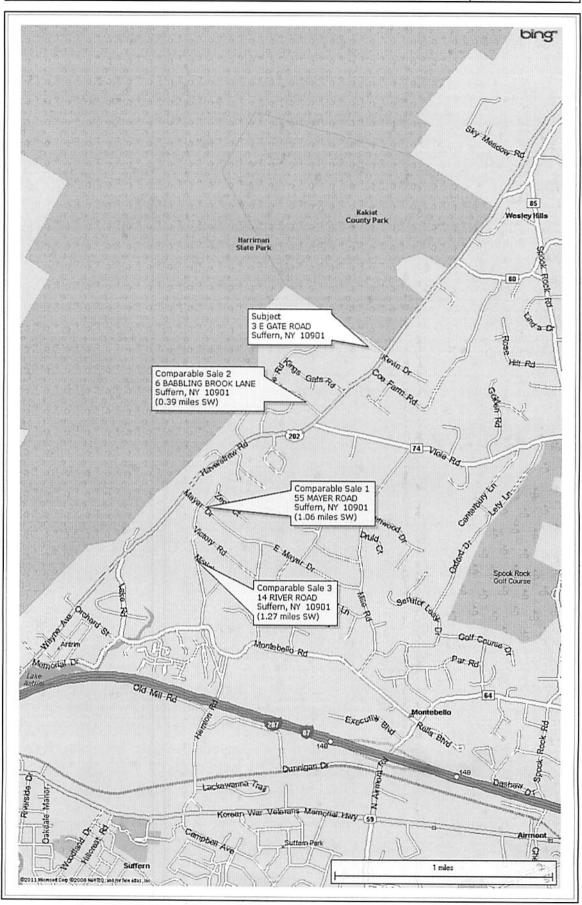
Sketch by Apex IV Windows To

	AREA CALCU	ILATIONS SUMMARY	,
Code	Description	Sime	Totals
GLA1	First Floor	1358.00	1358.00
GLA2	Second Floor	1288.00	1288.00
GAR	Garage	576.00	576.00
	TOTAL LIVABLE	(rounded)	2646

LIVING AREA BREAKDOWN				
Breakdown	Subtotals			
First Floor				
10.0 x 35.0	350.00			
28.0 x 36.0	1008.00			
Second Floor				
29.0 x 46.0	1288.00			
	1			
3 Areas Total (rounded)	2646			

LOCATION MAP

Client: CAPPIELLO	File N	lo.: 122401
Property Address: 3 E GATE ROAD	Case	No.:
City: SUFFERN	State: NY	Zip: 10901



CERTIFIED COUNTY APPRAISALS (914) 232-2200

f			File No. 122401	
	******** INIV/OLOT ********			
	******** INVOICE ********			
<u> </u>				
File Number: 122401	02/28/201	11		
CAPPIELLO 3 E GATE ROAD SUFFERN, NY 1090	1			
Invoice # : Order Date : Reference/Case # : PO Number :	02/24/2011			
3 E GATE ROAD SUFFERN, NY 1094	01			
	1 FAMILY RETRO 08/25/2009	\$ \$	400.00	
	Invoice Total State Sales Tax @ Deposit Deposit	\$ \$ (\$ (\$	400.00 0.00 400.00)	
	Amount Due	\$	0.00	1
Terms: N/A				1
Please Make Check F	ayable To:			
N/A				
Fed. I.D. #: N/A				
Feu. I.D. F. N/A	THANKS FOR THE BUSINESSI			: :
	BRYAN PARKHURST			

EXHIBIT "D"

Property Address 3 Fac	POTF-PORAD Doc	1 Filed 01/28	2/12 Fn3te	FAHTFFR/102/12	15:30:35	Main Documer	MT0001
Other Description (APN, L	egal, etc.), if applicable	SECTION:40.19	BLOOK 126L	601328	10.00.00	ViscaleIND/OCUITISS	10901
Other Description (APN, L Property Rights Appraised			1 9 20	OI OO			
			describe)				
	use: SINGLE FAMIL					Use ref	lected in appraisal.
My research did X	did not reveal any prior sa	ales or transfers of the sub	ject property for the	three years prior to the	effective date of this a	ppraisal.	3192
Prior Sale/Transfer: Di	ate N/A	Price N/A	Source	ce(s) MLS			
Analysis of prior sale trans	sfer history of the subject pr	operty (and comparable sa	les, if applicable)	N/A			
2							
2							
Analysis of prior sale trans							
	tracts as of the effective da	te of the appraisal N/A					
10 10 10 10 10 10 10 10 10 10 10 10 10 1							
Marketability Comments:	MARKET CONDIT	IONS ARE CURRE	NTLY STABL	E. FINANCING I	S AVAILABLE F	ROM LENDERS A	T
DISCOUNTS INT	TEREST RATES.	RATES ON 30 YEA	R, FIXED RA	TE MORTGAGE	S HAVE REMAII	NED STABLE. LO	AN
DISCOUNTS, INTE	EREST BUYDOWN	S AND CONCESS	IONS ARE NO	DI A FACTOR A	THIS TIME.		
2							
Site Comments: THER	E ARE NO APPAR	ENT ADVERSE EA	SEMENTS. E	NCROACHMEN'	TS OR SPECIAL	ASSESSMENTS	FTC
2						.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	210.
3							
Improvement Comments:	THERE ARE NO	FUNCTIONAL OR	EXTERNAL IN	NADEQUACIES I	NOTED. PHYSI	CAL INADEQUAC	Y - DUE TO
THE RECENT SNO	OW/ICE STORMS	THERE IS DAMAG	E TO THE LIV	ING ROOM CEI	LING AND LIVIN	IG ROOM WINDO	WS. THE
CONDITION ADJU	TAIRS ALSO HAS A	A CRACK IN THE V	WALL. THE A	PPRAISER HAS	TAKEN THIS IN	ITO CONSIDERAT	ION IN THE
FEATURE	SUBJECT	COMPADADIE	MENO 1	COMPADADA	F CALE NO. 8	00110101010	
3 E GATE ROAD	JUDIECI	10 COPELAND D		6 SAMEGO CO		COMPARABLE S 41 MONTEBLLO	
Address SUFFERN		SUFFERN	INVE	SUFFERN	OKI	SUFFERN	ROAD
Proximity to Subject		0.63 miles SW		1.10 miles NNE		1.43 miles S	
Sale Price	s N/A		402,000	THE RESIDENCE AND ADDRESS OF THE PERSON NAMED IN COLUMN 2 IS NOT T	s 575,000	s	487,500
Sale Price/Gross Liv. Area		\$ 139.87 sq. ft.		\$ 177.80 sq. ft.		\$ 177.53 sq. ft.	
Data Source(s)	INSPECTION	MLS - DOM 94 DA	AYS	MLS - DOM 91	DAYS	MLS - DOM 90 DA	AYS
Verification Source(s)	PUBLIC REC.	MLS/CLOSED		MLS/CLOSED		MLS/CLOSED	
VALUE ADJUSTMENTS	DESCRIPTION N/A	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions	IN/A	NONE KNOWN		NONE KNOWN	'	NONE KNOWN	
Date of Sale/Time	N/A	08/27/2010		08/27/2010		01/21/2011	
Location	AVERAGE	AVERAGE		AVERAGE	-	AVG/TRAFFIC	10,000
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	.0,000
Site	.80 ACRES	1.04 ACRES	-2,500	1.14 ACRES/+	-25,000	1.22 ACRES	-4,000
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	COLONIAL	COLONIAL		COLONIAL		COLONIAL	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE/+	-25,000	AVERAGE	
Actual Age	1971 GOOD	1968	40.000	1973	55,000	1982	
Condition Above Grade	Total Bdrms, Baths	AVERAGE Total Bdrms. Baths	40,000		-55,000	GOOD	
Above Grade Room Count Gross Living Area 30.00	7 3 2.5	10 4 2.5		Total Bdrms. Baths 9 4 2.5		Total Bdrms. Baths 9 4 2.5	
Gross Living Area 30.00	2,646 sq. ft.	2,874 sq. ft.	-7,000	3,234 sq.	ft17,500	2,746 sq. ft.	-3,000
Basement & Finished Rooms Below Grade	FULL	N/A		N/A	11,000	FULL	0,000
	FINISHED	N/A	50,000	N/A	50,000	FINISHED	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	HW/CENT	HW/CENT		HW/CENT		HW/CENT	
Energy Efficient Items	NONE NOTED	NONE NOTED	40.000	NONE NOTED		NONE NOTED	
Garage/Carport Porch/Patio/Deck	2 GARAGE DECK, FPL	DRIVEWAY DECK		2 GARAGE	2.500	2 GARAGE	
PolicivPadorDeck	DECK, FFE	DECK	2,500	DECK,PAT,FPL	2,500	DECK, FPL	
					+		
Net Adjustment (Total)		X+ - \$	93,000	+ X-	s 75,000	X)+	3,000
Adjusted Sale Price		Net Adj. 23.1%	WWW.Tallangs or the reconstruction	Net Adj13.0%		Net Adj. 0.6%	
of Comparables		Gross Adj. 27.9% \$	495,000	Gross Adj. 30.4%	\$ 500,000	Gross Adj. 3.5% \$	490,500
SUBJECT PROPE	rison Approach AFTER	CADJUSTMENTS	THE COMPAR	KABLES ARE GC	OD INDICATOR	RS OF VALUE FOR	THE
	DELLE ALTERIA	AND CUR PURIFI					

BUYERS 本对2008至负季RSJAN THEGHARKETTILLACE1/28/12 Enter	ed 01/28/12 15:30:35 Main Document
Pg 27 c	of 36
Based on the scope of work, assumptions, limiting conditions and appraiser's cer	tification, my (our) opinion of the defined value of the real property that is
	is the effective date of this appraisal, is:
X Single point \$ 495,000 Range \$ to \$	
Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:	
 The statements of fact contained in this report are true and correct. 	
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions ar	d limiting conditions and are the appraiser's personal, impartial, and unbiased
professional analyses, opinions, and conclusions.	
Unless otherwise stated, the appraiser has no present or prospective interest in the property that involved.	is the subject of this report and has no personal interest with respect to the parties
The appraiser has no bias with respect to the property that is the subject of this report or to the p	ortion involved with this assignment
	X23
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting	
The appraiser's compensation for completing this assignment is not contingent upon the development the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of	
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been pro	
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the	The Control of the Co
Unless noted, no one provided significant real property appraisal assistance to the appraiser significant real property appraisal assistance to the appraisal assistance appraisal appraisal appraisal assistance appraisal appr	ng this certification. Significant real property appraisal assistance provided by:
N/A	
Additional Certifications:	
N/A	
IN/A	
Definition of Value: X Market Value Other Value:	
Definition of Value: X Market Value Other Value: Source of Definition: THE APPRAISAL OF REAL ESTATE	
Source of Definition: THE APPRAISAL OF REAL ESTATE	O-APPRAISER
Source of Definition: THE APPRAISAL OF REAL ESTATE APPRAISER	O-APPRAISER
APPRAISER Signature: By an Pall S Signature: Signature: S	O-APPRAISER ignature:
APPRAISER Signature: Byan Paul S Signature: S	ignature:
APPRAISER Signature: BRYAN PARKHURST Name: BRYAN PARKHURST Name: BRYAN PARKHURST Name: Appraisable of Real ESTATE OR REAL ESTATE OR REAL ESTATE	ignature:ame:
APPRAISER Signature: BRYAN PARKHURST Name: BRYAN PARKHURST Name: BRYAN PARKHURST Name: Appraisable of Real ESTATE OR REAL ESTATE OR REAL ESTATE	ignature:ame:tate Certification #
APPRAISER Signature: BRYAN PARKHURST Name: BRYAN PARKHURST Name: APPRAISER SIGNATURE SIGNATURE	ignature: ame: tate Certification # r License #
APPRAISER Signature: BRYAN PARKHURST State Certification # 45000032031 or License # or Other (describe): State #:	ignature: ame: tate Certification #

The appraise 2 இழற்பு அறு dring நெற்கு praise in the appraise in the report. All extraordinary assumptions and hypothetical conditions are stated in நிறு இதற்கு இருந்து have affected the assignment results.

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
- 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

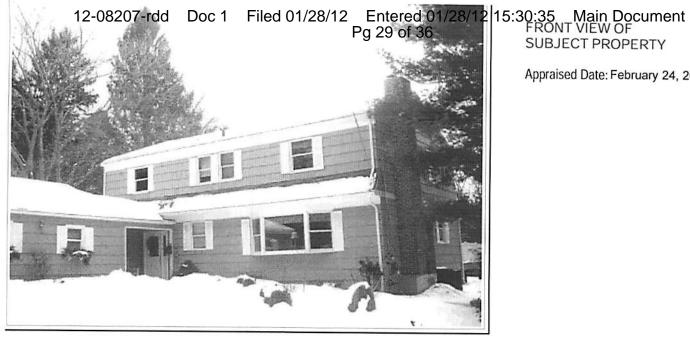
This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

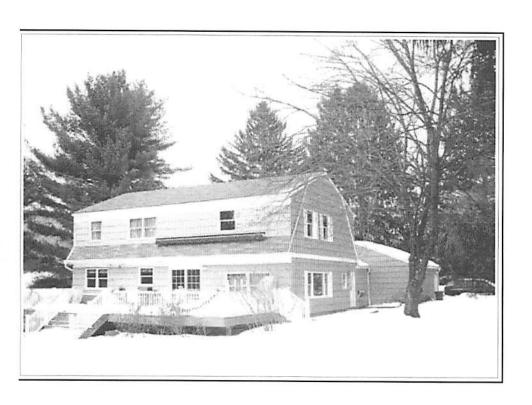
- Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions N/A

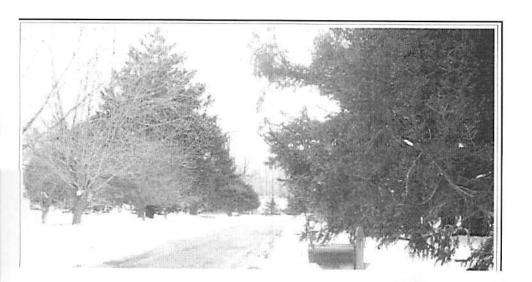


SUBJECT PROPERTY

Appraised Date: February 24, 2011



REAR VIEW OF SUBJECT PROPERTY

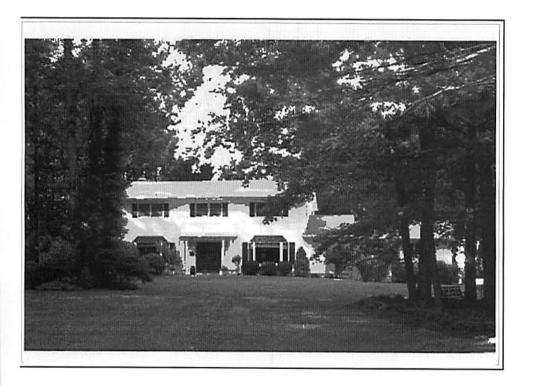


STREET SCENE



10 COPELAND DRIVE SUFFERN

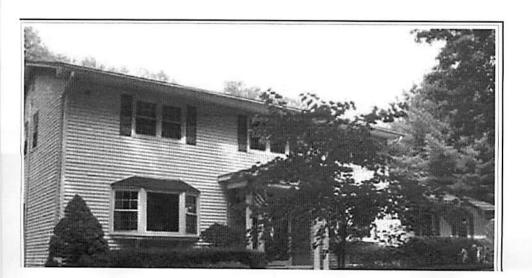
Sale Date: 08/27/2010 Sale Price: \$ 402,000



COMPARABLE SALE #2

6 SAMEGO COURT SUFFERN

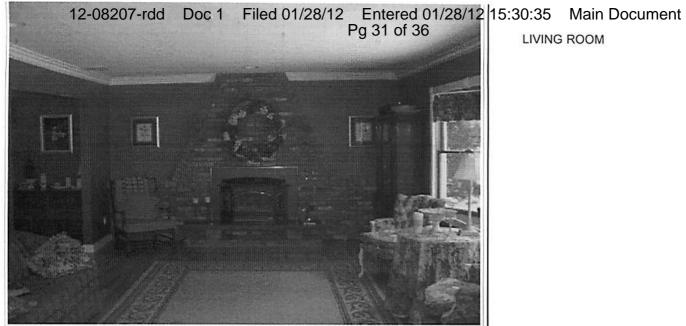
Sale Date: 08/27/2010 Sale Price: \$ 575,000



COMPARABLE SALE #3

41 MONTEBLLO ROAD SUFFERN

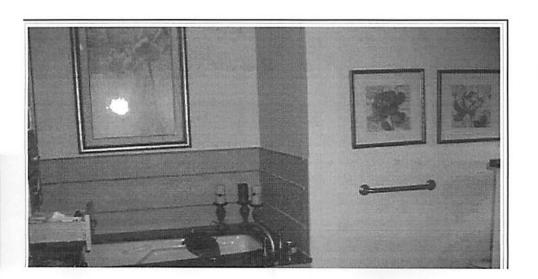
Sale Date: 01/21/2011 Sale Price: \$ 487,500



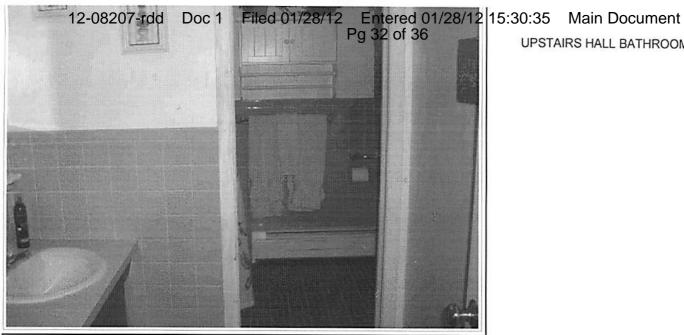
LIVING ROOM



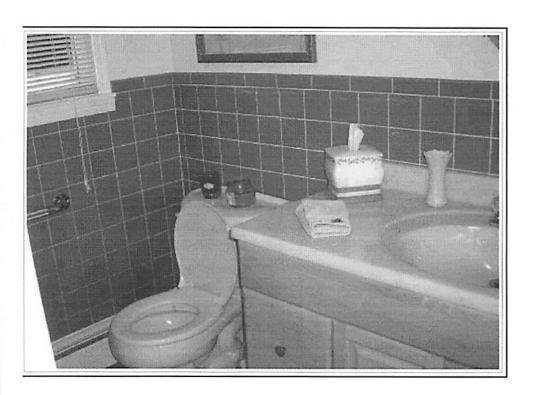
KITCHEN



MASTER BATHROOM



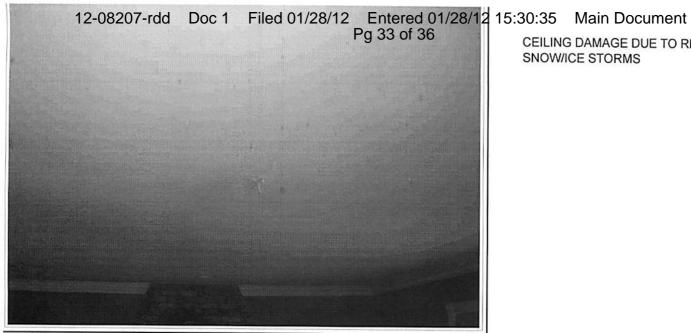
UPSTAIRS HALL BATHROOM



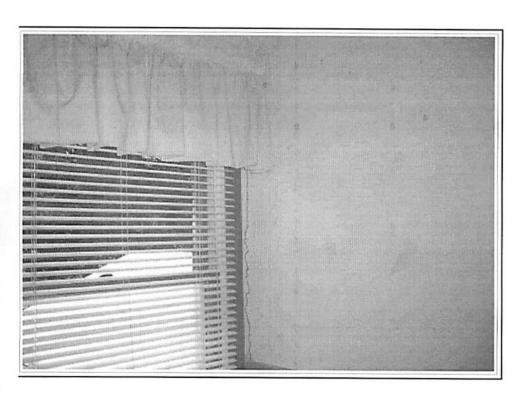
1/2 BATHROOM DOWNSTAIRS



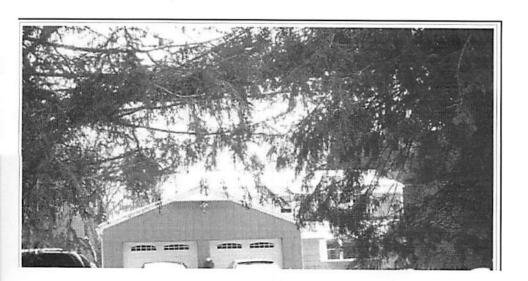
BATHROOM DOWNSTAIRS.



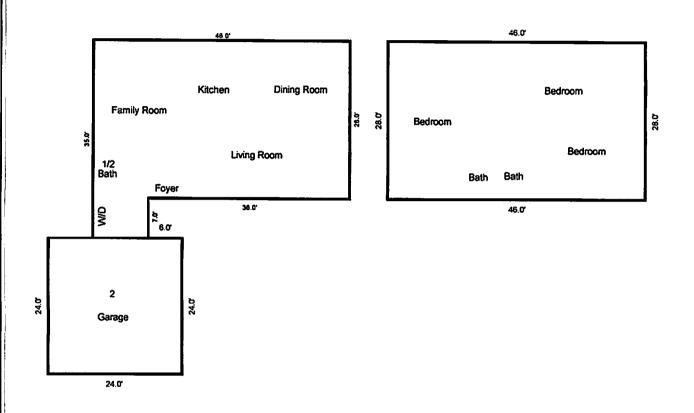
CEILING DAMAGE DUE TO RECENT SNOW/ICE STORMS



CRACK IN UPSTAIRS HALLYWAY **BATHROOM**

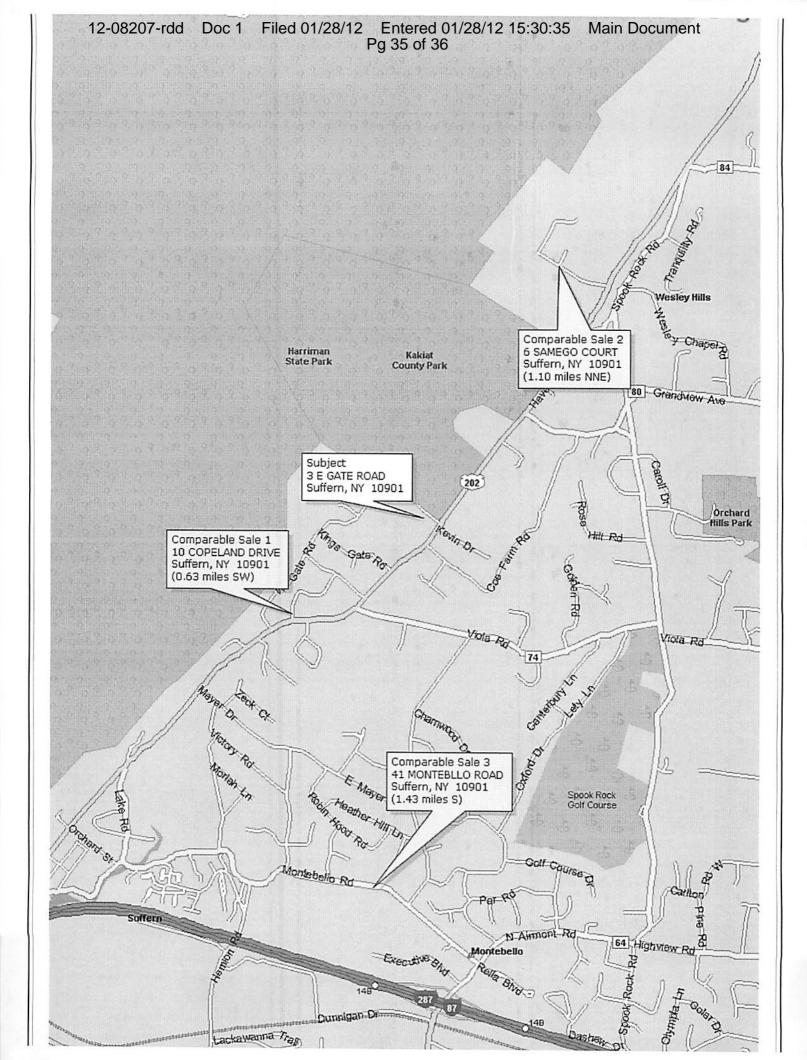


DRIVEWAY ENTRANCE



Sketch by Apex IV Windows™

	AREA CALCULA	TIONS SUMMARY	· ·	LIVING AREA BREAKD	OWN
Code	Description	Size	Totals	Breakdown	Subtotals
GLA1	First Floor	1358.00	1358.00	First Floor	
GLA2	Second Floor	1288.00	1288.00	10.0 x 35.0	350.00
GAR	Garage	576.00	576.00	28.0 x 36.0	1008.00
				Second Floor	
			2000	28.0 x 46.0	1288.00
			- Constitution of the Cons		
			DA STATES		
			Singaga		
			- Longer		



*******	INVOICE	*******

File Number: 122402

02/28/2011

CAPPIELLO 3 E GATE ROAD **SUFFERN, NY 10901**

Invoice #:

Order Date : 02/24/2011 Reference/Case # :

PO Number:

3 E GATE ROAD SUFFERN, NY 10901

1 FAMILY	\$ \$	400.00
Invoice Total	\$	400.00
State Sales Tax @	\$	0.00
Deposit	(\$	400.00)
Deposit	(\$	j
Amount Due	\$	0.00

Terms: N/A

Please Make Check Payable To:

N/A

Fed. I.D. #: N/A

THANKS FOR THE BUSINESS! **BRYAN PARKHURST**